



# Benton County Planning Board

## Public Hearing/Technical Advisory Committee Meeting

January 4, 2011

### MINUTES

#### Technical Advisory Committee

Roll Call

Minutes

Old Business:

**A. Chris's Dog Grooming—Large Scale Development, Project 11-133—JP District 01: 14287 Pleasant Ridge Road, Brandon Dunham, Owner**

**Planner's Report/Checklist** -- Address: 14287 Pleasant Ridge, Road Parcel 18-03536-000

Municipal Planning Area: Rogers Municipality Primary Reviewer: No; Applicant: Brandon Dunham Owner: Robert G. Dunham; Owners Address: same as above; Owner Affidavit: Yes

Engineer/Surveyor: WR Consulting, Inc. Bill Platz, PE, Parcel Size: 30.02 acres Current Land Use: Residential; Proposed Land Use: New structure for dog grooming and boarding business.

Proposed Commercial Building (new construction): 2,000 sq. ft. plus a 1200 sq. ft. fenced exercise area.

Description of Property and Surrounding Area: The subject property is an existing residential home and wooded site. Applicant is seeking to obtain approval for construction of a new building to do dog grooming and some boarding. Original application was to use an existing building and its existing septic system. This has been dropped, and will now construct a new building and septic system. The property is surrounded by other residential and small farm properties. Nearest occupied residence off-site is over 500' to the east / northeast.

Description and Contents of Plan: The applicant has submitted plans for the building, proposed trash container/fence screening, proposed septic system area, gravel parking lot and some landscaping in front of the building. The plan shows the new water service extension from the existing service to the existing building. Existing grades in the area of construction are shown. Comments: 1. Contours are only shown around the proposed building and septic system. This is adequate for this specific area. 2. Show Pleasant Ridge Road as "existing pavement". 3. Show existing R-O-W and building setback line along Pleasant Ridge Rd. 4. No floodplain required to be shown.

Site Development Requirements; Section 2(B):

On-site parking and loading requirements (minimum parking space requirements, joint parking facilities, parking area design, Comments: 1. Landscape buffer is not shown east of the parking area. 2. Usage is generally compatible with the neighborhood. 3. parking area buffers, disables/handicapped parking, LCD not to decrease) Access roads (road construction and design, County acceptance, road easements). Environmental requirements (storm management plan including storm drainage, off-site drainage, on-site storm detention facility, APCE compliance; water quality standards including waste discharge control and sedimentation and erosion control; flood plain development; solid waste disposal; and other environmental compliance as needed

Land use compatibility (development patterns, potential off-site nuisances, buffer requirements, and landscaping and vegetative cover Public utilities, easements, and setbacks (public utilities, easements, setbacks) Emergency services (emergency services compatibility including acceptance to service, fire hydrants, and emergency access provision; fire and safety codes; hazard chemical compliance; and approved street names).

Engineer's certificate

3. Show striping on the concrete pavement for HC space. Show HC sign to be mounted on the bldg. wall in front of the HC space. Show 45 degree striping for the five foot area to be kept clear immediately next to the HC space. Striping to be on concrete pavement. 4. Show location of erosion control fence around septic field. Show construction entrance to the area being developed with larger stone to prevent track-out of mud onto County Road.

5. ADDRESS THE NOISE BARRIER ISSUE IN MORE DETAIL WITH EXISTING/NEW TREE BUFFER, LANDSCAPE BUFFER TO THE EAST.

6. Emergency service access is adequate with parking area and existing residence road.

7. Show required and proposed parking counts. Use is "commercial" with 1 space per 200 sq. ft. required. For Net 1900 sq. ft., 10 spaces required. SHOW 9 SPACES WITH PARKING BUMPERS AND IDENTIFY THE SPACES IN GRAVEL AREA. 8. Plan is signed by engineer.

Comments: 1. Applicant submitted required copies. 2. Abutters were notified as of 12/29/11.

3. Submit approval for septic system with animal waste treatment from ADEQ.

Technical Review -- Comments from Other Departments: Fire Chief -- Beaver Lake FD: Letter rec'd. Plans okay; Health Department: Not rec'd as of yet.

Comments from Planning Staff: Staff requests revised plans and ADEQ approval letter by January 13, 2012.

Conclusion and Recommendations: Applicant to complete plans and obtain ADEQ approval before being considered by Planning Board. Reviewed by: Richard McKeehan, PE, Date: 12/30/2011

- Applicant has started working with ADEQ on a new septic system and agreed to add one parking space per ordinance requirements.
- Applicant will return in two weeks for the 1/18/2012 Public Hearing to ask for approval contingent on final approval from ADEQ.

## **B. Karen Gaither--Replat of lot 9, Ray Brown Subdivision, Project 11-163—JP District 01: 20414 Slate Gap Road, Garfield, AR 72732.**

**Planner's Report and Checklist:** Re-Plat of Ray Brown Subdivision, Lot 9 Billy Goat Bluff Road off Slate Gap Rd, Garfield, AR; Project Information: Address: Billy Goat Bluff Road off Slate Gap Rd Parcel Number: 15-09060-000; Municipal Planning Area: None Municipality Primary Reviewer: No; Applicant: Karen Gaither Owner: Karen Gaither; Owners Address: 11554 Hickory Rd, Garfield, AR 72732 Owner Affidavit: Yes; Engineer/Surveyor: WR Consulting, Inc. David Platz, RLS Parcel Size: 10.87 acres Current Land Use: Wooded, undeveloped; Proposed Land Use: Five new parcels for single family homes.

Description of Property and Surrounding Area: The subject property is an existing wooded site for residential use near Beaver Lake. Existing road easement to the property was never built up to the west side of the large tract. The property is surrounded by other residential properties either fronting on or very near Beaver Lake. Several houses exist on the other lots of the subdivision.

### **Background of this Project**

1. Original dividers were M/M Ray Brown. They divided the land into 14 parcels and signed the following Owner's Certification and Dedication: "We the undersigned, do hereby certify that we are the sole owners of the hereon platted property and do hereby dedicate all street and easements for the use of the general public and for installation of utilities." Original plat was signed and accepted by County Judge Ralph Bolain. There was no planning staff or planning board at the time. THIS CREATED THE ROADS SHOWN AS INDIVIDUAL PARCELS, and owned by the County. Both roads dedicated at that time are shown as parcel number 18-99999-999, which is County property.
2. Applicant submitted for the dividing of Lot 9 in 2007, and received an approval from the Planning Board. Two stipulations were applied with the Motion to Approve. They were the following: a) Submit letter from Rebecca Corbitt, DR retained by Ms. Gaither to obtain ADH approval for future on-site septic systems. The letter was submitted to staff in 2007, and b) Letter from one remaining adjacent property owner to agree to re-name Billy Goat Bluff Rd to Lighthouse Lane. Letter was never received by staff, even after correspondence to Ms. Gaither.
3. Planning Staff wrote Ms. Gaither stating the two year time period to start the project had expired, and she would have to re-apply for approval.
4. According to 9-1-11 Administration, no one had ever requested an address off Billy Goat Bluff. Therefore, they do not carry it as a named street, although County Road Department does show it as a "blue signed" road, occasionally maintained during the year by the County.
5. Ms. Gaither has written to DROP her request to re-name Billy Goat Bluff. 9-1-1 Administration will be receiving the proper notification from all property owners adjacent to the road that they have no objection to naming it Billy Goat Bluff.
6. The road has NOT been completed as indicated and planned by the original developer who platted the subdivision in 1971. Therefore, Ms. Gaither has retained a dirt contractor to construct the road to be located in the recorded road easement area. It will tie into certain portions of a driveway which was built by Jack Van Doren, who has a home on Lot 11, Ray Brown Subdivision. Mr. Van Doren will continue using his driveway, but it will tie into and will join with the completed Billy Goat Bluff Road as platted originally in two locations.

#### Comments from Planning Staff

- 1) Road construction should be completed.
- 2) Water is to be provided by a common well, or by wells on each lot. Verification of the source of water for each lot should be provided again to Planning Staff and board.
- 3) The portion of Billy Goat Bluff dedicated and accepted by the County in 1971 Road should be maintained by the County after road is completed and accepted by County Road Dept. and County Judge.
  - a) Billy Goat Bluff shall continue to be noted UP TO THE REPLAT OF LOT 9 AS A "BLUE SIGNED ROAD".
  - b) Per this replat document, the road along proposed Lots 15 thru 19 shall be a PRIVATE ROAD and be noted as a "WHITE SIGNED ROAD"
- 4) 9-1-1 Administration approval for naming of the road must be obtained.
- 5) Re-approval from ADH must be submitted prior to approval.

Conclusion and Recommendations: 1. Staff recommends approval of the five-lot subdividing of Lot 9 into Lots 15 thru 19.

2. Ms. Gaither will complete the road within her property to County Road standards and include the placement of a culvert at the intersection of Slate Gap Road and Billy Goat Bluff Road. Road will be built per the RePlat document with a 45' radius finished roadbed in the cul-de-sac.

3. Staff recommends a surety bond in the amount of \$7,000 be provided to the county until the road construction is completed per County Standards, and approved by County Road Department. Bond should be released at the time of road approval. Reviewed by: Richard McKeenan, PE, Date: 12/30/2011

Staff recommended approval of the five-lot subdividing of Lot 9 into Lots 15--19 with the following stipulations:

- Complete the road within her property to County Road standards and include the placement of a culvert at the intersection of Slate Gap Road and Billy Goat Bluff Road.
- Road will be built per Replat document with a 45' radius finished roadbed in the cul-de-sac.
- Staff agreed to reduce the cost of the required road surety bond from \$7,000 to \$3,600 until the road construction is completed per County Standards, and approved by County Road Department. Bond should be released at the time of road approval
- Applicant was asked to supply Board with the grade for the proposed gravel road, hopefully not to exceed 10%.
- Ms. Gaither will return for Public Hearing in two weeks on 1/18/2012 for a vote.
- Board will allow applicant to proceed to a vote without re-application.

#### **C. Big Springs Sporting Clays—Large Scale Development, Project 11-154—JP District 11: 14321 Beaty Rd, Gravette, AR 72736—**

Staff therefore notes that the applicant has provided all of the information requested by the Board at the 12/7/11 TAC meeting and most of the requirements of a LSD and thus the Board may wish to consider favorable action at the public hearing based on a few minor plan amendments and a set of stipulations as follows:

Depiction of a fifty (50 foot setback distance for all improvements from the centerline of Prichard Road.

Depiction of parking stalls and driveway aisles for parking area

a signature block for the Planning Board signature for plan endorsement

Stipulations could relate to limiting events to those noted as part of the application, limitations on duration and time of events, etc.

Planning Board Comments: The Planning Board on 12/7/2011 asked the applicant to provide the following for technical review: A rough boundary of property on aerial; List of adjacent property owners; Dimensions of the activity area; Delineation of parking area; Arch as to where a shot will fall; Staff therefore notes that the applicant has provided all of the information requested by the Board at the 12/7/11 TAC meeting and most of the requirements of a LSD and thus the Board may wish to consider favorable action at the public hearing based on a few minor plan amendments and a set of stipulations as follows: Depiction of a fifty (50 foot setback distance for all improvements from the centerline of Prichard Road. Depiction of parking stalls and driveway aisles for parking area. A signature block for the Planning Board signature for plan endorsement. Stipulations could relate to limiting events to those noted as part of the application, limitations on duration and time of events, etc.

- Applicant provided all Board and Staff requests.

- Applicant will return in two weeks on 1/18/2012 for a vote.

## **Public Hearing**

### **A. Vincent Xavier--Request for RV Park, Project 11-124; JP District 11 (RM), 8030 LaCroix Road, Decatur**

Comments from Planning Staff: Planning staff has conducted a thorough technical review of the plan and accompanying application materials and has found that the applicant has met all of the requirements for application submittal and the plan meet all of the technical requirements of a site plan. Staff will advise the Building Inspector and Road Dept. to inspect the road cut and backfill of trench. If satisfactory, the road cut bond posted with the Building Dept. shall be refunded to the Applicant. Finally, the Board may wish to determine what method of disposal the applicant proposes for the wastes generated by the business. Perhaps some recognition on the part of the applicant related to what they are required to do and how they intend to carry it out.

Conclusion and Recommendations: Therefore, staff recommends that the Planning Board consider the following stipulations as part of a decision: 1. That the applicant provides confirmation that trash shall be handled by the local trash hauler which presently serves this area. 2. That the septic system be installed per the ADH approval, inspected and to notify Planning Staff of its completion. Reviewed by: Richard McKeenan, PE, Date: 12/13/2011

1. Mark Curtis moved to approve the project contingent on the completion of the septic system, water and electrical service.
2. Jim Cole seconded the motion and the Board unanimously approved the project

### **B. Allen Canning Company—Large Scale Development Expansion, Project 11-160; JP District 13: 14961 Readings Road, Siloam Springs, AR 72761**

REVISED Planner's Report and Checklist, Commercial/Industrial Large Scale Development; Allen Canning Plant Expansion: 14961 Readings Road, Siloam Springs, AR; Project Information--Address: 14961 Readings Road Parcel Number: 18-11088-000 and 18-11087-000; Municipal Planning Area: None Municipality Primary Reviewer: No Applicant: Allen Inc. Owner: Allen, Inc. (Mr James Phillips, VP) Owners Address: PO Box 250 Siloam Springs, AR 72761; Engineer/Surveyor: Blew & Associates, Mr. Buckley Blew, RLS; Architect: Burroughs Brasuell Corp, Robert Bowen, AIA; Parcel Size: 20.22 acres Current Land Use: Industrial Canning Plant, Proposed Land Use: Same as above – Expansion of plant bldg. by 6450 sf, other parking addition on Truck Scales area (parcel 18-11087-000)

Proposed Commercial Building (newly constructed): 6450 s.f. dock / storage area addition; Description of Property and Surrounding Area: The subject property is an existing industrial plant canning operation located on two parcels as stated above. The parcels total 20.22 acres. The plant has an off-site process water / stormwater treatment plant and retention pond south of the subject parcels. There is existing parking, truck scales and other storage buildings and pump house on the site. Existing county roads surround the site on three sides. They are Readings Road, Water Tower Road and Fire Hydrant Road.

Applicant is seeking to obtain approval for an expansion of the dock / storage building area which will add five more docks in the area, going from five to 10 docks. The applicant is also raising the roof in an existing part of the main building to accommodate better air flow around the work areas, and placement of cooking ovens from a closed plant in Texas. The parcels are surrounded by lands owned by Allen Canning. The area is open pasture / fields. Some migrant worker housing sets east of the facilities. The existing Clear Creek main flow line moves directly under the existing plant and goes thru the existing facility.

Description and Contents of Plan: The applicant has submitted plans for the building construction plus one Site Plan, sheet C1. The plan shows the existing plant and the hatched area of expansion, grading and existing roads, some fence, pavement and other features. Grades prior to the building construction are shown. Per the Site Plan checklist, please note the following observations: Required Parking (1 space per employee plus space for loading, visitors, salesmen). A WAIVER OF 88 PARKING SPACES IS REQUESTED BY APPLICANT.

Technical Review -- Comments from Other Departments:

Fire Chief – Gallatin FD: No problems with expansion. WATER – Water mains are provided to plant site by Siloam Springs and Benton-Washington Water Authority. ADEQ: No comments. Plant is fully permitted at this time for wastewater, process water and stormwater treatment.

Comments from Planning Staff: Planning staff has reviewed the plans and documents submitted. Listed below are deficiencies identified which must be completed by December 28 in time for staff review prior to the January 4, 2012 Public Hearing.

Scale: Written and graphical. Must not be less than one (1) inch to one hundred (100) feet. SCALE IS 1"=100' FOR PROJECT AREA SITE PLAN. Location Map Inset of surrounding area and bounding roads. MAP ADDED. Lines for notarized signatures of property owners. LINES ADDED TO PLANS. All existing monuments. PROPERTY CORNER AND OVERALL LAYOUT ALONG NORTH PROPERTY LINE NOW SHOWN. Distance, bearing, and chord measurements along property lines. BEARINGS DISTANCES, ARC DISTANCES ALONG EACH PROPERTY LINE NOW SHOWN. Building and utility setbacks. BUILDING SETBACK LINES FROM EXISTING ROAD EASEMENTS ARE NOT SHOWN ALONG ALL ROADS. HOWEVER, ADDITION DOES NOT ADD TO ANY EXISTING NON-CONFORMITY.

Surveyor's certificate. NOW PROVIDED. OWNER MUST SIGN AND HAVE NOTARIZED. Legal Description (written): If not part of an existing subdivision, then this description will be based upon the existing Deed of Record which shall read clockwise and agree with the measurements and bearings indicated on the survey map. LEGAL DESCRIPTION NOW ON THE PLANS. The 100 year flood elevation if within the 100 year flood plain. Otherwise a note shall be provided verifying that the property is not within the 100 year flood plain. FLOODPLAIN IS SHOWN. FLOODPLAIN STATEMENT IS PROVIDED. Name and location of all existing roads and streets. NAMES OF ALL ROADS SHOWN. Location of all existing easements or rights-of-way. NOW SHOWN. Driveway aisles and parking lots: dimension the width of aisles and parking stalls. Note the composition of parking surfaces. PARKING TABULAR INFORMATION IS NOW BEING SHOWN.

Handicapped Parking. Stall width should be eight (8) feet wide. This should adjoin a five (5) foot access islands. SEVEN SPACES NOW SHOWN. APPLICANT TO PROVIDE SIGNAGE PER ADA STDS. Buffering. Adjoining residential uses should be buffered with landscaping, walls, berms, or similar treatments. A note shall be provided on the plan that the owner is responsible for the maintenance and replacement of the landscape buffer. BUFFER SHALL BE MAINTAINED ALONG NORTH LINE OF PARCEL #18-11087-000.

Storm Management plan. Developers should submit a copy of their permit from the appropriate agency ensuring connection to an adequate public wastewater disposal system if reasonably available elsewhere. EXPLANATION OF COMBINED STORM AND PROCESS WATER TREATMENT SOUTH OF PLANT HAS BEEN PROVIDED.

Recommendations: A waiver has been requested regarding the total number of parking spaces. Planning Board should consider this waiver based on the needs of applicant, and their submitted information regarding the peak parking during shift change, and whether applicant can accommodate more vehicles around the plant should they need more parking in the future.

MOTION should be considered first regarding the waiver, then a motion regarding the entire development. Staff recommends approval after dealing with the waiver. Reviewed by: Richard McKeehan, PE Date: 01/03/2012

- Ken Knight moved that the Board approve the waiver of 88 parking spaces.
- The motion second was made by Cindy Jones; motion passed unanimously.
- Cindy Jones moved that the expansion project be approved.
- The motion second was made by Jim Cole; motion passed unanimously.

**C. Adjournment:** at 7:28 p.m.